

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING

Date: August 17, 2007

Cal. No.173 -06-S

Jessica Boudreau, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish an auto wrecking yard/ junk yard , on premises located at 4060 S. Wells. The special use was approved by the Zoning Board of Appeals on May 19, 2006 in Cal. No. 173-06-S .

Ms. Boudreau stated the project needs additional landscape relief. The applicant is in the process of applying for a landscape exception. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to August 09, 2008. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabe-Miele, DeJesus, Swain. Nays- None

BOARD OF APPEALS
R-805 CITY HALL

2007 SEP 24 A 9:10

APPROVED AS TO SUBSTANCE

BJC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Tanya Enterprises, LLC **CAL NO.:** 174-07-S
APPEARANCE FOR: Katriina McGuire **MAP NO.:** 15-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 3401-11 W. Peterson Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed restaurant with drive-thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 4-806 CITY HALL
 2007 SEP 24 A 9:09

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 18, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on April 30, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a restaurant with a drive thru facility; the Board will permit the special use; the restaurant will only be permitted to operate from 5:00a.m.- 11:00 p.m 7 days a week; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed drive through facility, provided construction is consistent with the layout and design as illustrated on the site plan and elevation drawings prepared by Sarfatty Associates, Ltd., dated August 17, 2007, and provided that the final landscape plan is approved by the Department of Planning and Development.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

BjC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lee Sustar and Tamiz Haiderali **CAL NO.:** 223-07-A
APPEARANCE FOR: Timothy L. Rowells **MAP NO.:** 1-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 1934 W. Race Avenue
NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3rd dwelling unit which is located at grade to be considered lawful. Department of Water records from 1948 state there are only two (2) dwelling units on site in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--

THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:0

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant wishes to establish a 3rd dwelling unit that is located at grade. The water records for this property indicate that there were only 2 dwelling units at the location. The appellant produced a witness that stated that she has lived across the street from the property in excess of 70 years. She stated that there has always been three dwelling units at the location in question and that she had known all of the previous owners of the property. The Board will permit the establish of a 3rd dwelling unit at this location.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lutheran Social Services of Illinois **CAL NO.:** 239-07-S
APPEARANCE FOR: Murray Lewison **MAP NO.:** 15-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 6117 N. Hamilton Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for recovering alcoholic in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 805 CITY HALL
 2007 SEP 24 A

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 15, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on May, 29, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional shelter for recovering alcoholics; the applicant stated that the organization has experience in operating a transitional shelter; the testimony of the appraiser was that the use will not have a negative impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed transitional shelter.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B2C
 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Vision of Chris Transitional House, Inc
James Brown

CAL NO.: 253-07-S

APPEARANCE FOR:

MAP NO.: 12-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 5025 S. Elizabeth Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for 16 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

BOARD OF APPEALS
806 CITY HALL
2007 SEP 24 A 9:09

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Harlem Birchwood LLC

CAL NO.: 256-07-S

APPEARANCE FOR:

MAP NO.: 19-0

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 7434-42 N. Harlem Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO NOVEMBER 16, 2007

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

BOARD OF APPEALS
R-806 CITY HALL
2007 SEP 24 A 9:09

APPROVED AS TO SUBSTANCE

BSE
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 256-06-S
APPEARANCE FOR: Erick Jenkins **MAP NO.:** 20-F
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 8125 S. Halsted Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed free standing wireless communication facility (140 foot mono pole) in a C1-2 Neighborhood Commercial District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:10

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a free standing wireless tower which shall be 140' in height. The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the site must have alley access only; a curb cut on Halsted will not be permitted; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 257-06-Z

APPEARANCE FOR: Erick Jenkins **MAP NO.:** 20-F

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007

PREMISES AFFECTED: 8125 S. Halsted Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 8-806 CITY HALL
 107 SEP 24 A 9:10

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a free standing wireless tower which shall be 140' in height. The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the site must have alley access only; a curb cut on Halsted will not be permitted; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 258-06-S
APPEARANCE FOR: Erick Jenkins **MAP NO.:** 22-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 9000 S. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed free standing wireless communication facility (140 foot mono pole) in a C2-2 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 R-805 CITY HALL
 2007 SEP 24 A 9:10

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a free standing wireless tower which shall be 140' in height. The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the site must have alley access only; a curb cut on Ashland Ave. will not be permitted; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

Bac

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 259-06-Z

APPEARANCE FOR: Erick Jenkins **MAP NO.:** 22-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007

PREMISES AFFECTED: 9000 S. Ashland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-2 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

**ACTION OF BOARD—
VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 7607 SEP 24 A 9

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
DONALD HUBERT	X		
REVEREND WILFREDO DEJESUS	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a free standing wireless tower which shall be 140' in height. The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the site must have alley access only; a curb cut on Ashland Ave. will not be permitted; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B2C

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 260-06-S
APPEARANCE FOR: Erick Jenkins **MAP NO.:** 16-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 February 16, 2007
PREMISES AFFECTED: 7003 S. Bell Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed free standing wireless communication facility (140 foot mono pole) in a C2-1 Motor Vehicle-Related Commercial District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 107 SEP 24 A 9:10

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21 2006, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a free standing wireless communication facility (140 foot mono pole); The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B/C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: US Cellular-Erick N. Jenkins **CAL NO.:** 261-06-Z

APPEARANCE FOR: Erick Jenkins **MAP NO.:** 16-H

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
February 16, 2007

PREMISES AFFECTED: 7003 S. Bell Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in a C2-1 Motor Vehicle-Related Commercial District, a proposed free standing wireless communication tower to be 140' in height instead of 75'.

**ACTION OF BOARD--
VARIATION GRANTED**

Board of Appeals
 11-806 CITY HALL
 ROOM 905
 SEP 24 A 9:10

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 DONALD HUBERT
 REVEREND WILFREDO DEJESUS

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 21, 2006, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 6, 2006; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a free standing wireless communication tower; The site shall be landscaped and fenced in accordance with the Chicago Landscape Ordinance. The applicant will not be permitted to use razor wire at the location; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

By C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING

Date: August 17, 2007

Cal. No.273 -06-S

Jessica Boudreau, attorney for the applicant presented a written request for an extension of time in which to obtain the necessary building permit to establish an auto wrecking yard/ junk yard , on premises located at 4050 S. Wentworth. The special use was approved by the Zoning Board of Appeals on July 21, 2006 in Cal. No. 273-06-S .

Ms. Boudreau stated the project needs additional landscape relief. The applicant is in the process of applying for a landscape exception. An extension of time is requested because the special use granted by the Board will soon exceed the one- year validity period.

Brian Crowe moved the request be granted and the time for obtaining the necessary permit be extended to September 14, 2008. The motion prevailed by yeas and nays as follows:

Yeas- Crowe, Konstantelos, McCabe-Miele, DeJesus, Swain. Nays- None

DIVISION
BOARD OF APPEALS
R-806 CITY HALL

2007 SEP 24 A 9:10

APPROVED AS TO SUBSTANCE

B2c

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Mariama Salami **CAL NO.:** 281-07-S
APPEARANCE FOR: Jackline C.J. Ekowa **MAP NO.:** 20-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 8119 S. Cottage Grove Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 1-800 CITY HALL
 2007 SEP 20 A 9:10

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; the testimony of the appraiser was that the use is compatible with the surrounding neighborhood; is in character with the community and will not have negative impact on the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and development recommends approval of the proposed beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

BAC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Albert Elli **CAL NO.:** 282-07-S
APPEARANCE FOR: Same **MAP NO.:** 16-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August , 2007
PREMISES AFFECTED: 6830 S. Talman Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 8 people in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:10

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on Friday, July 20, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on Friday, June 22, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional shelter for 8 people; the applicant stated that he holds many certifications in the field of recovery and that he has experience in operating a transitional residence; the testimony of the appraiser was that the use is not out of character with the neighborhood; Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed transitional shelter.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Boys To Men NFP Inc.

CAL NO.: 305-07-S

APPEARANCE FOR:

MAP NO.: 16-G

APPEARANCES AGAINST:

MINUTES OF MEETING:

August 17, 2007

PREMISES AFFECTED: 1503 W. 68th Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for recovering substance abusers in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007.

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
K-806 CITY HALL

2007 SEP 24 A 9:06

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Richard Stary **CAL NO.:** 310-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 7-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 2908 N. Springfield Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a 3rd floor dormer addition whose side yards shall be .79" on the south and 2.1' on the north, and the front yard shall be .77' instead of 20'. The applicant wishes to add 345 sq. ft. which is less than 15% of the area which has existed at the time of filing this code.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 11-806 CITY HALL
 2007 SEP 24 A 9:07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 3rd floor dormer addition whose side yards shall be .79" on the south and 2.1' on the north, and the front yard shall be .77'; the applicant shall also be permitted to add 345 square feet; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B2C

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jamie Evans **CAL NO.:** 311-07-S
APPEARANCE FOR: Thomas Murphy **MAP NO.:** 19-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1506 W. Jarvis Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed liquor store in a B3-3 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 -800 CITY HALL
 JUL 24 2007

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

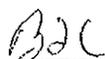
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store, the testimony of the appraiser was that the use will be compatible with the neighborhood and that it is in character with the surrounding community; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed liquor store.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ursula Dybisz **CAL NO.:** 313-07-S

APPEARANCE FOR: Paul Kolpak **MAP NO.:** 11-L

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 4761 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 17-806 CITY HALL
 2007 SEP 24 A 9:07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

DJC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ursula Dybisz **CAL NO.:** 313-07-S
APPEARANCE FOR: Paul Kolpak **MAP NO.:** 11-L
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 4761 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 11-805 CITY HALL
 2007 SEP 24 A 9:07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

D2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Antonio Villagomez

CAL NO.: 314-07-S

APPEARANCE FOR:

MAP NO.: 4-H

APPEARANCES AGAINST: None

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 2022 S. Leavitt Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a B3-2 Community Shopping District. The 1st floor contains a commercial unit which will be replaced by a dwelling unit.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 19, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 1-806 CITY HALL
 2007 SEP 24 A 9:07

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ionel Danciu

CAL NO.: 315-07-A

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 4734-40 W. Bryn Mawr Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot, in an RS-1 Residential Single-Unit (Detached House) District. The current lot has a 126.21 foot frontage. There are 10 improved lots on the block, six (6) of the lots contain a frontage of 79 feet or more. The new divided lots must make the predominant lot frontage of 79 feet. The applicant wishes to divide the 126 foot lot into a 65 foot and 61.21 foot lot, neither new lot equals 79 feet.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 11-808 CITY HALL
 100 S. 24 A 9:07

APPROVED AS TO SUBSTANCE

Bjc

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ionel Danciu

CAL NO.: 316-07-Z

APPEARANCE FOR:

MAP NO.: 15-K

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 4734 W. Bryn Mawr Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, the division of an improved zoning lot (house and swimming pool). The house shall have combined side yards of 9.21' instead of 17.72' (4.75' on the north and 4.46' on the south) with neither yard less than 5'.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
805 CITY HALL
2007 SEP 24 A 9:07

APPROVED AS TO SUBSTANCE

Bc
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Monique Blanton **CAL NO.:** 317-07-S

APPEARANCE FOR: James J. Banks **MAP NO.:** 12-D

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 1400-28 E. 53rd Street/5230-34 S. Blackstone Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-3 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 11-805 CITY HALL
 100 S. W. 24 A 9:07

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Sunshine Gospel Ministries **CAL NO.:** 318-07-S
APPEARANCE FOR: Brandt R. Madsen **MAP NO.:** 14-E
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 6105 S. Vernon Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot, in an RS-3 Residential Single-Unit (Detached House) District, to serve the church at 500 E. 61st Street.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 -805 CITY HALL
 AUG 24 A 9

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an 11 space parking lot to serve a church located at 500 E. 61st Street; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site, accessory parking lot, provided the applicant complies with the landscaping and fencing requirements of the Chicago Landscape Ordinance.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

 B2C
 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Terrance and Lashon Daniels

CAL NO.: 319-07-S

APPEARANCE FOR:

MAP NO.: 2-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 5851 W. Madison Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a nail salon and tattoo within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO OCTOBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
1-805 CITY HALL
AUG 24 9:07

APPROVED AS TO SUBSTANCE
Dac
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Wieslaw Pruszynski **CAL NO.:** 320-07-A

APPEARANCE FOR: Ariel Valdes **MAP NO.:** 26-B

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 10843 S. Hoxie Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the applicant a substitution of use of one commercial unit for a dwelling unit in an RS-3 Residential Single-Unit (Detached House) District. The front building shall contain 3 dwelling units and the rear building 1 dwelling unit.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

THE VOTE

BOARD OF APPEALS
 1-806 CITY HALL
 101 S. 24 A 9:07

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007; and

WHEREAS, the district maps show that the premises is located in an RS-3 Residential Single-Unit (Detached House) District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The Appellant stated that he wishes to substitute a former commercial space for a residential unit. The appellant presented evidence that showed that the use has been residential in the past and that the commercial use can not be re-established The Board will allow the substitution of use. The appellant will be permitted to establish a total of 4 dwelling units. One residential unit will be located in the former commercial space. There will be a total of 2 residential units on the first floor, one residential unit on the second floor in the front building and additional residential unit in the rear coach house. The decision of the Zoning Administrator is reversed.

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert Coe **CAL NO.:** 321-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 6452 S. Woodlawn Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 9 dwelling unit building whose front yard shall be 6' instead of 14'-2", to reduce the combined side yard to 2' instead of 11.01' (1' on the north and 1' on the south) with neither yard less than 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 11-800 CITY HALL
 AUG 24 A 9:07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 RÉVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 9 dwelling unit building whose front yard shall be 6', to reduce the combined side yard to 2' (1' on the north and 1' on the south); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING:

August 17, 2007

CAL NO.: 321-07-Z

pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

BOARD OF APPEALS
11-806 CITY HALL
101 SEP 24 A 9:07

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert Coe **CAL NO.:** 322-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 16-D
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 6454 S. Woodlawn Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 9 dwelling unit building whose front yard shall be 8' instead of 14'-2', the north yard shall be 1' instead of 5.1'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 11-806 CITY HALL
 11 SEP 24 A

THE VOTE

BRIAN L CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 4-story 9 dwelling unit building whose front yard shall be 8' instead of 14'-2', the north yard shall be 1'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B2C

CHIEF CLERK

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

MINUTES OF MEETING:

August 17, 2007

CAL NO.: 322-07-Z

pursuant to Section 17-10-0500 of the Chicago Zoning Ordinance, the Board hereby makes and sets the following restriction(s) on the applicant and project herein. The developer is hereby prohibited from selling the parking spaces within the subject building to anyone other than a purchaser of one of the condominium units. It is further required that the Condominium Declaration provide, or be amended to provide, that a sale by the developer of a condominium unit is to be the sale of a condominium unit and, at least, one parking space. The Condominium Declaration shall further provide that all subsequent sales of a condominium unit and the parking space(s) included at the initial sale. The condominium unit owners may lease their parking space to persons who are not owners of the condominium units but are prohibited from selling the parking space to anyone other than a subsequent purchaser of their condominium unit. Where there are parking spaces in excess of the number of parking spaces required under the Chicago Zoning ordinance for the number of units within the building, those excess parking spaces shall be designated for use by guests, delivery vehicles and vehicles parking for maintenance or service to the building or its owners. Those spaces shall not be designated as limited common elements, but rather, common elements owned and managed by the condominium association for benefit of all the unit owners. This restriction is intended to be a covenant running with the land. Additionally, the applicant is hereby required to record this order before the Variations contained herein becomes effective;

BOARD OF APPEALS
R-806 CITY HALL
1701 SEP 24 A 9:08

APPROVED AS TO SUBSTANCE

Bac

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jill M. Kissack **CAL NO.:** 323-07-S
APPEARANCE FOR: Thomas Murphy **MAP NO.:** 13-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 5420 N. Clark Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed outdoor beer garden. To establish a 1st and 2nd floor tavern at this location in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 R-806 CITY HALL
 101 SEP 24 A 9 08

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 1st and 2nd floor tavern as well as an outdoor beer garden; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed tavern.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

DJC

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nancy W. and Christopher J. Moore **CAL NO.:** 324-07-Z
APPEARANCE FOR: Same **MAP NO.:** 15-M
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 5805 W. Peterson Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition whose west side yard shall be 3' instead of 9.53'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicants stated that the lot that they own is a triangular lot; they stated that they wish to add a 2nd floor addition to the existing structure; the applicant stated that they do not intend on selling their house and that they need additional space for their family; the applicants shall be permitted to establish a 2 story rear addition whose west side yard shall be 3'; the Board finds that the granting of this variation would not be out of character with the surrounding neighborhood; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Board of Education **CAL NO.:** 325-07-Z
APPEARANCE FOR: Terry Diamond **MAP NO.:** 13-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 5510 N. Christiana Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed parking lot on an existing thru lot, whose north front yard shall be 7' instead of 20'. Parking spaces paralleling Kimball Avenue appear to be in the 20' prohibition set forth in Section 17-2-0402-B.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 11-800 CITY HALL
 1.01.07.24 A 9:08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the use of the parking lot at this location is non-residential; the existing parking lot was established to the 2004 Ordinance; the applicant shall be permitted to establish a parking lot on an existing thru lot whose front yard shall be 7'; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

B2C

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lidia Wielkiewicz **CAL NO.:** 326-07-Z

APPEARANCE FOR: Amjad Owaynat **MAP NO.:** 9-P

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 3615 N. Cumberland Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition whose total side yards shall be 6.1' (3.1' on the south and 3' on the north) instead of 9' with neither yard less than 4'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 111 S. CITY HALL
 CHICAGO, ILL. 60604
 AUG 24 A 9:00

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; that applicant shall be permitted to construct a 2nd floor addition whose total side yards shall be 6.1' (3.1' on the south and 3' on the north); the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED As is submitted

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Bernard Galloway **CAL NO.:** 327-07-Z
APPEARANCE FOR: Same **MAP NO.:** 4-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1540 S. Sawyer Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story rear addition to an existing 3 dwelling unit building whose rear yard shall be 15.99' instead of 37.5' and to reduce the combined side yards to 3.55' (zero on the north and 3.55' on the south) instead of 5' and to add 472 sq. ft. of area which is 15% more of the floor area that existed prior to the passage of this code.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 11-000 CITY HALL
 AUG 24 A 9:00

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall construct a 3-story rear addition to an existing 3 dwelling unit building whose rear yard shall be 15.99' and to reduce the combined side yards to 3.55' (zero on the north and 3.55' on the south) and to add 472 sq. ft. of area which is 15% more of the floor area that existed prior to the passage of this code; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B C

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Ian Wennerstrom **CAL NO.:** 329-07-A
APPEARANCE FOR: Stacey Rubin Silver **MAP NO.:** 22-B
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 8841 S. Escanaba Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit at the 1st floor (front building) from a commercial unit in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The front property contains a 2nd floor dwelling unit. There is a rear building which contains 1 dwelling unit; the total shall be 3 dwelling units.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

BOARD OF APPEALS
 806 CITY HALL
 AUG 24 9 00 AM '07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007; and

WHEREAS, the district maps show that the premises is located in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant is requesting a substitution of use. The appellant stated that he wishes to establish a residential use on the first floor where a commercial use had been previously. The appellant will be permitted to establish the residential in the former commercial space. The front building will contain 2 residential units. One on the first floor and one on the second floor the rear building will contain 1 residential unit.

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Industrial Metal Enterprise, Inc. **CAL NO.:** 330-07-S

APPEARANCE FOR: **MAP NO.:** 3-K

APPEARANCES AGAINST: **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 4700 W. Iowa Street/4713-45 W. Walton Street

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed container storage facility in a Planned Manufacturing District #9.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 11-805 CITY HALL
 AUG 24 9 08

APPROVED AS TO SUBSTANCE

BSC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Industrial Metal Enterprise, Inc. **CAL NO.:** 331-07-S
APPEARANCE FOR: James J. Banks **MAP NO.:** 3-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 4703 W. Walton Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot to serve the facility at 901 N. Kilpatrick in a Planned Manufacturing District #9.

**ACTION OF BOARD--
 APPLICATION APPROVED**

BOARD OF APPEALS
 8-805 CITY HALL
 AUG 20 10 49 AM '07

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot to serve the facility at 901 N. Kilpartick;; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant complies with the landscaping and fencing requirements of the Chicago Landscape Ordinance.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;
APPROVED AS TO SUBSTANCE

BJC

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Francis Labayen **CAL NO.:** 333-07-Z
APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1427 W. 17th Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story dwelling unit building whose maximum lot area shall be 2,852 sq. ft. rather than 3,000 sq. ft., to reduce the east and west side yards to zero to allow parking spaces beyond the rear yard.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-805 CITY HALL
 2007 SEP 24 A 9:08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 3 story dwelling unit building whose maximum lot area shall be 2,852 sq. ft. , the applicant shall also be allowed to reduce the east and west side yards to allow parking spaces beyond the rear yard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

RJC

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Association House **CAL NO.:** 334-07-S
APPEARANCE FOR: Robert Best **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1116 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a community center in an existing building in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 700 SEP 24 A 9:08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center in a n existing building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed community center.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Garrett Kelleher

CAL NO.: 353-07-Z

APPEARANCE FOR: Thomas Murphy

MAP NO.: 3-E

APPEARANCES AGAINST: None

MINUTES OF MEETING:
September 21, 2007

PREMISES AFFECTED: 1416 N. Astor Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed rear 2-story addition whose rear yard shall be zero instead of 30.8' and whose north yard shall be zero instead of 5'.

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 11-806 CITY HALL
 200 OCT 22 A 11:00

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a rear 2-story addition whose rear yard shall be zero instead of 30.8' and whose north yard shall be zero the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

BSC

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Association House **CAL NO.:** 335-07-S
APPEARANCE FOR: Robert Best **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1116 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a high school in an existing building in a B3-2 Community Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9 08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a high school in an existing building; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed high school.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B2C

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Association House **CAL NO.:** 336-07-S
APPEARANCE FOR: Robert Best **MAP NO.:** 3-J
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 3240-42 W. Haddon Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:08

THE RESOLUTION:

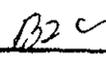
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot; The Board finds that this parking lot was established prior to the 2004 ordinance. The Board will permit the parking lot; the parking lot must be brought into compliance with the Chicago Landscape Ordinance; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant complies with the landscape and fencing requirements of the Chicago Landscape Ordinance.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Association House **CAL NO.:** 339-07-S

APPEARANCE FOR: Robert Best **MAP NO.:** 3-J

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 1134-36 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a community center and high school at 1116 N. Kedzie.

ACTION OF BOARD--
APPLICATION APPROVED

BOARD OF APPEALS
 ROOM 905 CITY HALL
 701 S. W. 24th A. # 9

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off site parking lot for private passenger vehicles to serve a community center and high school at 1116 N. Kedzie. The Board finds that this parking lot was established prior to the 2004 ordinance. The Board will permit the parking lot; the parking lot must be brought into compliance with the Chicago Landscape Ordinance; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site accessory parking lot provided the applicant complies with the landscaping and fencing

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Justin Fox **CAL NO.:** 340-07-Z

APPEARANCE FOR: Thomas Pikarski **MAP NO.:** 5-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 2015 N. Racine Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a rear addition and 8 foot fence to an existing 3 dwelling unit building whose rear yard shall be zero instead of 37.22', and whose north yard shall be zero.*

**ACTION OF BOARD--
VARIATION GRANTED**

BOARD OF APPEALS
 R-805 CITY HALL
 2007 SEP 24 A 9:08

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

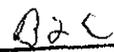
WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct an 8' fence to an existing 3 dwelling unit building whose rear yard shall be zero and whose north yard shall be zero; the top 2 feet of the fence must be constructed of a material in which light and air may pass through. The solid portion of the fence may not exceed 6 feet in height; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

* Amended at Hearing

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert Metz **CAL NO.:** 341-07-Z
APPEARANCE FOR: Jessica Boudreau **MAP NO.:** 9-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 3335 N. Sheffield Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 8 dwelling unit building whose front yard shall be 6' instead of 13.43', rear yard set back shall be 26' instead of 33.57', the north and south side yard shall be zero each instead of combined side yards of 10'.

**ACTION OF BOARD--
 VARIATION GRANTED**

BOARD OF APPEALS
 R-805 CITY HALL
 AUG 21 2 14 A 9

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 8 dwelling unit building whose front yard shall be 6', rear yard set back shall be 26', the north and south side yard shall be zero; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B2C

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Louis Pleveritis

CAL NO.: 342-07-Z

APPEARANCE FOR:

MAP NO.: 3-J

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 3601-09 W. LeMoyne Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the enclosure of the rear porches adding 558 sq. ft. which is 7% more area than existed at the time of the original construction and code. The porches shall have a rear yard of 3'-3 3/4" instead of 14' and the west side yard shall be 8'-10" instead of 9.92'.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

2007 SEP 24 A 9:09
BOARD OF APPEALS
R-806 CITY HALL

APPROVED AS TO SUBSTANCE

Bjc
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Broadway Condominiums LLC **CAL NO.:** 343-07-S

APPEARANCE FOR: Michael J. Roth **MAP NO.:** 15-G

APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007

PREMISES AFFECTED: 6203 N. Broadway

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a banking facility with drive thru in a C1-5 Neighborhood Commercial District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 11-805 CITY HALL
 2007 SEP 24 A 9:09

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a bank with a drive-thru facility; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The department of planning and Development recommends approval of the proposed drive-thru facility, provided the layout and design of the drive thru lanes is consistent with the site and floor plans prepared by Haylock Design, Inc. and approved by the Chicago Department of Transportation on June 13, 2006.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jator King **CAL NO.:** 344-07-S
APPEARANCE FOR: Michael Dudek **MAP NO.:** 14-I
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 2446 ½ W. 63rd Street
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.

**ACTION OF BOARD--
APPLICATION APPROVED**

BOARD OF APPEALS
 N-806 CITY HALL
 2007 SEP 24 A 9:09

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

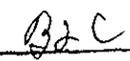
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Platinum Fades (Jose Gardea) **CAL NO.:** 345-07-S
APPEARANCE FOR: Same **MAP NO.:** 4-G
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
 August 17, 2007
PREMISES AFFECTED: 2123 S. Ashland Avenue
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-2 Community Shopping District.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

BOARD OF APPEALS
 1-800 CITY HALL
 24 A 9:09

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a barber shop. The testimony of the appraiser was that this business will not have an adverse impact on the community and is in character with the surrounding neighborhood; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed barber shop.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE

 BJC
 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Cathy's Corporation **CAL NO.:** 346-07-S
APPEARANCE FOR: Nahell Rantisi **MAP NO.:** 2-K
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 4727 W. Madison Street.
NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 5 private passenger automobiles, in a C2- 2Motor Vehicle-Related Commercial District, to serve the building at 4755-57 W. Madison.

ACTION OF BOARD--
APPLICATION APPROVED

THE VOTE

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

ZONING BOARD OF APPEALS
 R-806 CITY HALL
 2007 SEP 24 A 9:09

THE RESOLUTION:

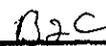
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an off-site parking lot for 5 private passenger automobiles, to serve the building at 4755-57 W. Madison; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed off-site parking lot provided the applicant installs landscaping and fencing in compliance with the Chicago Landscape Ordinance.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued;

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: George Samutin **CAL NO.:** 348-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 1640-42 W. Fargo Avenue
NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot containing 6 dwelling units whose rear yard shall be 10'-7 1/2' instead of 30' and west and east side yards shall be zero each instead of 4.8' each.

**ACTION OF BOARD--
VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 8-805 CITY HALL
 2007 SEP 24 A 9:09

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to divide an improved zoning lot which contains 6 dwelling units whose rear yard shall be 10' - 7 1/2" and whose west and east side yards shall be zero each; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: George Samutin **CAL NO.:** 349-07-Z
APPEARANCE FOR: John Pikarski **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 7471 N. Rogers Avenue/1640 W. Fargo Avenue

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story 3 dwelling unit building whose front yard shall be 1'-10", the rear yard shall be 15'-9 1/2" instead of 30', the westside yard shall be 2'-2" instead of 3.52' and front yard parking prohibition shall be reduce to 1'-10" on a substandard lot.

**ACTION OF BOARD--
 VARIATION GRANTED**

THE VOTE

BOARD OF APPEALS
 11-806 CITY HALL
 2007 SEPT 24 A 9 09

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE		X	
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS			X
JONATHAN SWAIN	X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on July 26, 2007; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to construct a 4-story 3 dwelling unit building whose front yard shall be 1'-10", the rear yard shall be 15'-9 1/2", the westside yard shall be 2'-2" and front yard parking prohibition shall be reduce to 1'-10" on a substandard lot; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not be alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

B2C

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: George Samutin **CAL NO.:** 347-07-A
APPEARANCE FOR: John Pikarski **MAP NO.:** 19-H
APPEARANCES AGAINST: None **MINUTES OF MEETING:**
August 17, 2007
PREMISES AFFECTED: 7471 N. Rogers Avenue/1640-42 W. Fargo Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The parcel contains a 6 dwelling unit building and a 4 car garage. The applicant is required to provide 6 new parking spaces at the rear of 1640 W. Fargo Avenue before the zoning lot is divided. The applicant believes the required parking does not have to be provided at the time the Board allows the division, without 6 existing parking spaces the existing building does not comply with code parking.

ACTION OF BOARD--
THE DECISION OF THE ZONING ADMINISTRATOR IS REVERSED

BOARD OF APPEALS
 1640 W. FARGO AVENUE
 CHICAGO, IL 60612
 AUG 17 2007 9:09 AM

THE VOTE

BRIAN L. CROWE
 GIGI McCABE-MIELE
 DEMETRI KONSTANTELOS
 REVEREND WILFREDO DEJESUS
 JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
	X	
X		
		X
X		

THE RESOLUTION:

WHEREAS, the decision of the Office of the Zoning Administrator rendered, reads: "Application not approved. Requested certification does not conform with the applicable provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, specifically, Section 17-13-1200 ." and

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on August 17, 2007; and

WHEREAS, the district maps show that the premises is located in an District; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby makes the following findings of fact: The appellant wishes to divide an improved zoning lot. The front portion of the lot contains a six dwelling unit building. There is a parking garage at the rear of the property. The applicant will add six parking spaces to the existing front building by cutting the foundation and adding below grade parking. The Board finds the improved zoning lot may be divided when six parking spaces have been constructed. The Department of Zoning will inspect the property when the parking spaces have been constructed.

APPROVED AS TO SUBSTANCE



 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Romeo Iusco

CAL NO.: 350-07-A

APPEARANCE FOR:

MAP NO.: 13-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 5121 N. Kenmore Avenue

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to the appellant to removed one required parking space to allow the expansion of a rear building dwelling unit in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. Today three required parking spaces exist and the appellant wishes to remove one.

~~ACTION OF BOARD--~~
DISMISSED FOR WANT OF PROSECUTION

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

MINUTES
BOARD OF APPEALS
R-806 CITY HALL
2007 SEPT 24 A 9:09

APPROVED AS TO SUBSTANCE

BJC
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Martha Vazquez

CAL NO.: 351-07-S

APPEARANCE FOR:

MAP NO.: 7-M

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 5809 W. Diversey Avenue

NATURE OF REQUEST: Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.

ACTION OF BOARD--
CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

ZONING BOARD OF APPEALS
R-805 CITY HALL
2007 SEP 21 A 9:09

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Alan Gold

CAL NO.: 352-07-A

APPEARANCE FOR:

MAP NO.: 3-G

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 1357 W. Augusta Boulevard

NATURE OF REQUEST: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 1st floor dwelling unit to be converted into an office in a B2-2 Neighborhood Mixed-Use District. There is a rear 2 dwelling unit building on site.

ACTION OF BOARD--
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
		X
X		

BOARD OF APPEALS
 8-806 CITY HALL
 2007 SEP 24 A 9:09

APPROVED AS TO SUBSTANCE

B2C
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Garrett Kelleher

CAL NO.: 353-07-Z

APPEARANCE FOR:

MAP NO.: 3-E

APPEARANCES AGAINST:

MINUTES OF MEETING:
August 17, 2007

PREMISES AFFECTED: 1416 N. Astor Street

NATURE OF REQUEST: Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed rear 2-story addition whose rear yard shall be zero instead of 30.8' and whose north yard shall be zero instead of 5'.

ACTION OF BOARD--

CASE CONTINUED TO SEPTEMBER 21, 2007

THE VOTE

BRIAN L. CROWE
GIGI McCABE-MIELE
DEMETRI KONSTANTELOS
REVEREND WILFREDO DEJESUS
JONATHAN SWAIN

	AFFIRMATIVE	NEGATIVE	ABSENT
BRIAN L. CROWE	X		
GIGI McCABE-MIELE	X		
DEMETRI KONSTANTELOS	X		
REVEREND WILFREDO DEJESUS	X		
JONATHAN SWAIN	X		

BOARD OF APPEALS
R-806 CITY HALL

2007 SEP 24 A 9:09

APPROVED AS TO SUBSTANCE

B2C

CHAIRMAN